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This instrument prepared by:

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Johnston, Barton, Proctor,
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1100 Park Place Tower

Birmingham, Alabama 35203

Send Tax Notice To:

Post Office Box 43200

Birmingham, Alabama 35243

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That, WHEREAS, heretofore, on, to-wit, the 29th day of January, 1983, Gary J. Acker and Shelby Acker executed a certain mortgage to Sun Homes, Inc. which said mortgage is recorded in Real Book 427, page 900, said mortgage being corrected by instrument recorded in Book 429, page 171 in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, Sun Homes, Inc. assigned its interest in said mortgage to Goldome Credit Corporation, formerly known as Colonial Financial Service, a corporation, which said assignment is recorded in Book 48, page 966, said assignment being corrected by instrument recorded in Book 49, page 403 in said Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Goldome Credit Corporation, as assignee of mortgagee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in the Shelby County Reporter, a newspaper of general circulation within Shelby County, Alabama, in its issues of April 7, 1988, April 14, 1988, and April 21, 1988; and

WHEREAS, on June 2, 1988, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted and the said Goldome Credit Corporation, as assignee of mortgagee, did offer for sale and sell at public outcry, in front of the courthouse door, Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Goldome

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Credit Corporation in the amount of Fifty One Thousand One Hundred Fifty Three and 92/100 Dollars (\$51,153.92) which sum the said Goldome Credit Corporation, offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Goldome Credit Corporation; and

WHEREAS, Kathryn G. Harris conducted said sale on behalf of Goldome Credit Corporation; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Fifty One Thousand One Hundred Fifty Three and 92/100 Dollars (\$51,153.92) on the indebtedness secured by said mortgage, the said Gary J. Acker and Shelby Acker, by and through the said Goldome Credit Corporation, as assignee of mortgagee, by Kathryn G. Harris, as auctioneer conducting said sale, hereby grant, bargain, and sell to Goldome Credit Corporation, the following described real property situated in Shelby County, Alabama, to-wit:

A lot or parcel of land situated in the N.E. 1/4 of S.E. 1/4 of Section 34, Township 21 South, Range 4 West, and being more particularly described as follows:

Commence at the Southwest corner of the above said quarter-quarter, thence run easterly and along the south line for a distance of 290.0' feet to the point of beginning. Thence continue along same line for a distance of 210.0' feet, thence turn 90 degrees 00' to the left for a distance of 210.0' feet. Thence turn 90 degrees 00' to the left for a distance of 210.0' feet, thence turn 90 degrees 00' to the left for a distance of 210.0' feet to the point of beginning. Also a right of way or road for ingress and egress being 20.0' feet in width, with its centerline being described as follows: Commence at the Southwest corner of the N.E. 1/4 of the S.E. 1/4 of Section 34, Township 21 South, Range 4 West, thence run easterly and along the south line for a distance of 500.0' feet, thence turn 90 degrees 00' to the left for a distance of 10.00' feet to the centerline of said road and the point of beginning. Thence turn 90 degrees 00' to the right and along said centerline for a distance of 240.0', more or less to a county gravel road.

TO HAVE AND TO HOLD the above-described property unto the said Goldome Credit Corporation, its successors and assigns, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Gary J. Acker and Shelby Acker by and through the said Goldome Credit Corporation, as assignee of mortgagee,

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by Kathryn G. Harris, as auctioneer conducting said sale, have caused these presents to be executed on this the 2nd day of June, 1988.

Gary J. Acker
Shelby Acker
Mortgagors

GOLDOME CREDIT CORPORATION
Assignee of Mortgagee

By: Kathryn G. Harris
Kathryn G. Harris
Auctioneer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Kathryn G. Harris, whose name as auctioneer for Goldome Credit Corporation, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of June, 1988.

[Signature]
Notary Public

My Commission Expires:
4/29/92

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN -2 PM 12:35

[Signature]
JUDGE OF PROBATE

1. Dead Tax	<u>Toneboure</u>
2. Misc. Tax	
3. Recording Fee	<u>7.50</u>
4. Notary Fee	<u>1.00</u>
TOTAL	<u>8.50</u>